



Church Farm
Church Lane | Brandiston | Norfolk | NR10 4PJ

THROUGH THE GENERATIONS



“This handsome period home has been much loved by four generations of the same family, each one in turn embracing the lifestyle on offer and enjoying the 12 acres of land, as well as the surrounding area.

In a glorious rural position yet close to attractive and well-served market towns,
this home offers the best of town and country alike.

A place where you can raise your family, going on to welcome grandchildren and making memories together.”



KEY FEATURES

- A Handsome Detached House with Views of the Village Church
- 12 acres of Land Available but also the Option of Less if Not Required
- Seven Bedrooms; Four Bath/Shower Rooms- Three of which are En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Two Ground Floor WC's and a Cellar
- Two Reception Rooms and a Study/Snug
- Covered Entertaining Area with Changing Rooms
- Heated Outdoor Swimming Pool
- Outbuildings include a Garden Store and Shed
- Garage and Pump Room and Large Driveway for Parking
- The Accommodation extends to 3,439sq.ft
- Energy Rating: TBA

This is a handsome house and a welcoming one, with outbuildings, a swimming pool and around 12 acres of grounds, although if you wanted less land, that is also an option. It's perfect as a family home, a smallholding or an equestrian property and offers enormous versatility, as well as heaps of charm.

For The Long Term

The oldest part of the property was built around 1740, with a large Victorian extension added in 1865. The current owner's family bought the property as a working farm in 1951 and since then it's been lived in or regularly visited by four generations, all of whom have had a lot of fun here over the years. The owner moved in with her husband in 1992 and they raised their children here before welcoming grandchildren. They have also had horses, dogs, cats, a goat and more! It's been a wonderful place to raise children, offering a lifestyle that's rarely found these days. In addition to the pets and animals, you can build dens, host pool parties, ride bikes on the lawn, play football in the fields, camp out in summer – there's so much to enjoy here. The owner will miss relaxing by the pool, glass in hand, and soaking up the sun whilst delighting in the peace and quiet.

A Place To Make Memories

The owner and her husband totally renovated the house, reinstating the imposing reception hall, amongst other improvements. This was a labour of love – they collected all the original paniments from around the house and installed them in the much-extended kitchen, adding underfloor heating.





KEY FEATURES

One of the reception rooms has also seen significant change, starting as a playroom, then a sitting room for teenagers, before becoming a ground floor bedroom that's accessible and has its own wet room. You could return this to its use as a reception room, but it's ideal for anyone with limited mobility and the owner finds it useful when all the family are here, as there are 15 of them in total! This still gives you three additional reception rooms, plus the central hall, as well as the spacious kitchen breakfast room. Altogether, this is an incredibly sociable house with plenty of room to host a crowd. You can imagine it decorated for Christmas with a magnificent tree, and everyone lending a hand in the kitchen before gathering around the table in the formal dining room.

Dive Right In

In summer, the action moves outside and one of the big highlights for the owner has been the swimming pool, complete with an air source heat pump. The large, covered area beside it offers shade on hot days and is the owner's favourite spot in which to relax when the weather allows. There are heaters here which means you can use it on cooler days and in the evenings, and many a party and barbecue has taken place here. The owner has fond memories of her children and later grandchildren having fun in the water. The farmhouse has views over to the church, which these days is only used on special occasions. All three of the owner's children married here, with a marquee on the lawn for the reception afterwards. The family are keen equestrians and the land has enabled them to pursue this, with several acres of paddock that includes a mains water supply. Pony parties used to take place here when the children were little, and as they grew older, they competed in show jumping and dressage, the land even being used as part of a cross-country course for an area event. There are another six acres that currently are used for adventures and den building but could be returned to paddock. Altogether this is a wonderful place for spending time outside and pursuing an active lifestyle. The village itself is quiet and peaceful, close to the beautiful town of Reepham where you have an excellent high school, as well as being half an hour from Norwich in one direction and the coast in the other.

































INFORMATION



On The Doorstep

You have easy access to the nearby market town of Reepham with its many individual shops, pubs and attractive market square, that includes The Dial House with an artisanal bakery and cafe, a stylish B&B, a cosy wine bar and a hairdressers. The house is in the catchment area for Reepham High School, which has a very good reputation. There are some beautiful places to cycle and walk close by.

How Far Is It To?

Brandiston lies approximately 13 miles south east of Fakenham and 12 miles north west of Norwich. Often described as the 'Gateway to the North Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Directions

Leave Norwich on the Reepham Road, after passing Thorpe Marriott, at the next roundabout take the 2nd exit and stay on Reepham Road. Take the next right hand turn onto Taverham Road and then turn left onto The Street. Turn right onto Mill Lane and then left onto Haverlingland Road. Follow the road around the bend and then turn left and then after a short distance turn right into Church Farm.

Services, District Council and Tenure

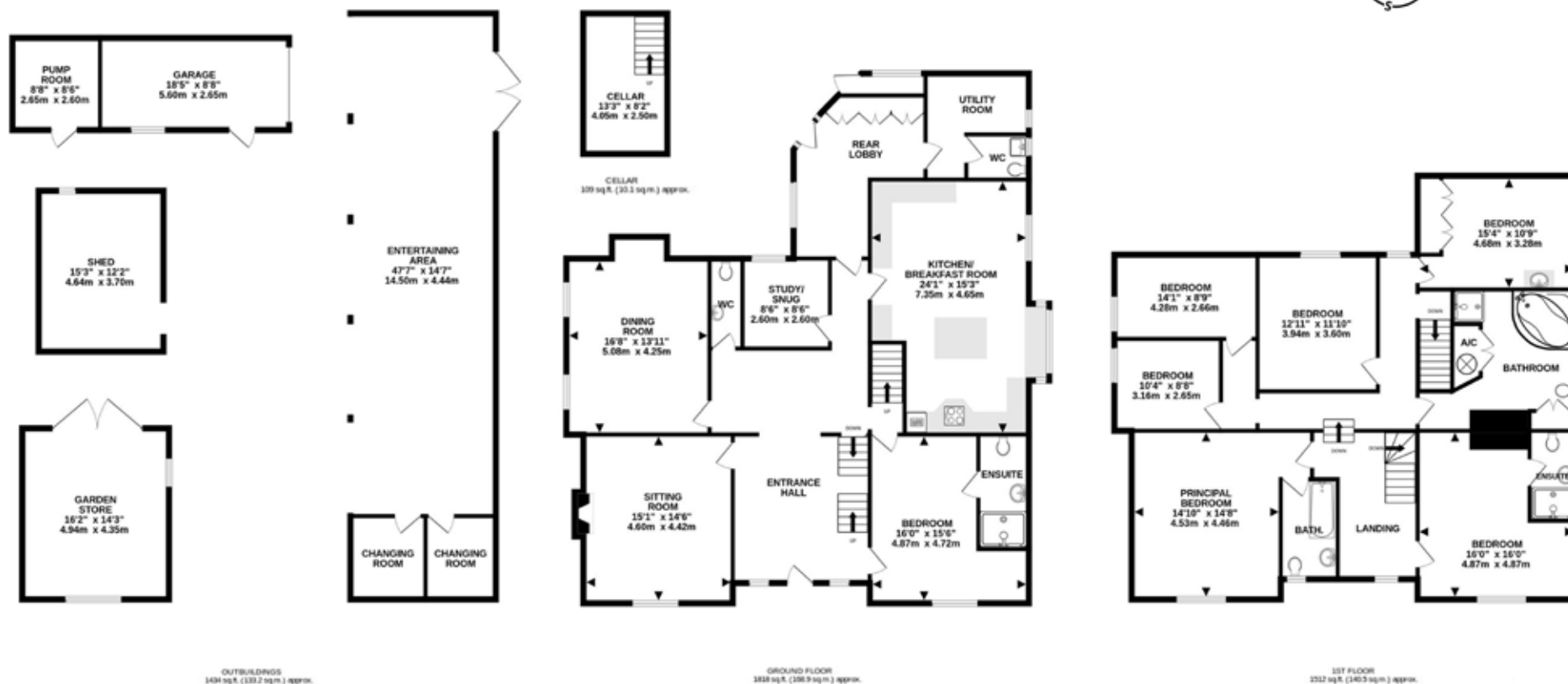
Oil Central Heating, Mains Water, Private Drainage via Shared Septic Tank
Fibre Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band G

Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS): 3439 (319.5 sq.m.) approx.
TOTAL FLOOR AREA : 4873 sq.ft. (452.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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This property requires an
Energy Performance Certificate, which is in the
process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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